

City of Alexandria Development Fact Sheet

Braddock Road Metro

Ramsey Homes

699 N. Patrick Street
DSUP2014-0035

PROJECT DESCRIPTION

Alexandria Redevelopment & Housing Authority (ARHA) proposes through Development Special Use Permit (DSUP) to:

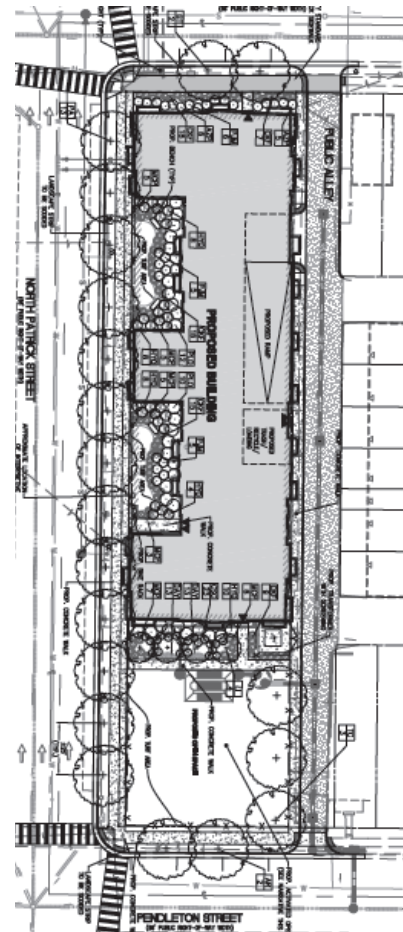
- > Demolish the existing four Ramsey Homes buildings.
- > Construct a single multi-family building with 4 floors and a total of 52 affordable housing units.
- > Parking will be located below grade.
- > Larger open space at southern end of the site.

The site is bounded by Wythe Street and the Charles Houston Recreation Center to the north, Patrick Street and townhomes to the west, Pendleton Street and townhomes to the south and two alleys, garages and townhomes to the east. Northeast of the site are the Watson Reading Room and the Black History museum.

KEY ISSUES

Key issues that have been addressed by City Staff, the Applicant and neighborhood residents include:

- > Construction of Affordable Housing
 - Replacement of existing 15 public housing units.
 - Addition of 37 affordable housing units.
- > Preservation / Demolition of Existing Ramsey Homes.
- > Provision of at-grade and on-site open space.
- > Scale and design of the new building and its compatibility with the neighborhood.
- > Fourth floor step back.
- > Alley access and use as open space.



Site Plan



N. Patrick Façade Detail

Ramsey Homes / 699 N. Patrick Street

DSUP2014-0035

Braddock Road Metro

Site Address: 699 N. Patrick Street		Lot Area: .71 acres (30,798 SF)	
Current Zone: RB (Townhouse Residential) Proposed Zone: CRMU-M (Mixed Use)		Current Use: 15 Residential Units Proposed Use: 52 Residential Units	
		Permitted/Required	Proposed
FAR		2.0 w/SUP	1.82
Parking		27	34
Yards / Setbacks		N/A	Varies
Open Space		40%	35%
Height		45 ft.	4 Stories @ less than 45 ft.
Requested Special Use Permits (SUPs) and Zoning Modifications:			
1. Special Use Permit to increase FAR			
2. Special Use Permit for A Transportation Management Plan			
3. Modification to the open space requirement			

PROJECT TIMELINE

(SUBJECT TO CHANGE)

- > **July:** Concept site plan submission.
- > **Late August:** Preliminary site plan submission.
- > **November:** Project is presented to Planning Commission and City Council .
- > **Late November:** Parker-Gray BAR public hearing.

CONTACT INFORMATION

Project Planners

Dirk H. Geratz, Principal Planner

Nathan Imm, Planner III

Phone

703.746.4666

Email

dirk.geratz@alexandriava.gov

nathan.imm@alexandriava.gov

City of Alexandria

Department of Planning and Zoning
Development Division

301 King Street, Room 2000

Alexandria, Va. 22314

alexandriava.gov/development

Updated August 2016

